



**Gallatin Municipal-Regional Planning Commission
Work Session Agenda**

Monday, March 9, 2015

Dr. J. Deotha Malone Council Chambers

Immediately following the Special-Called Planning Commission meeting at 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss proposed PUD amendment for the architectural remodel of Taco Bell located at 807 Nashville Pike. (PC File #4-363-15)
2. Discuss the Final Master Development Plan for Welch College. (PC File # 8-390-15)
3. Discuss Amended Preliminary Master Development Plan and Revised Final Master Development Plant for Carellton Phase 1-B, in order to re-subdivide Lot 69 and create eight (8) additional single family residential lots on 3.66 (+/-) acres. (PC File #8-373-15)
4. Discuss proposed Site Plan for two (2) buildings containing three (3) Multi-Family Dwelling units each for a total of six (6) Multi-Family Dwelling units on three (3) lots totaling 1.033 (+/-) acres, located at the southeast corner of Cotton Street and East Broadway Avenue (Highway 31E) (PC File #8-372-15).
5. Other Business

Existing



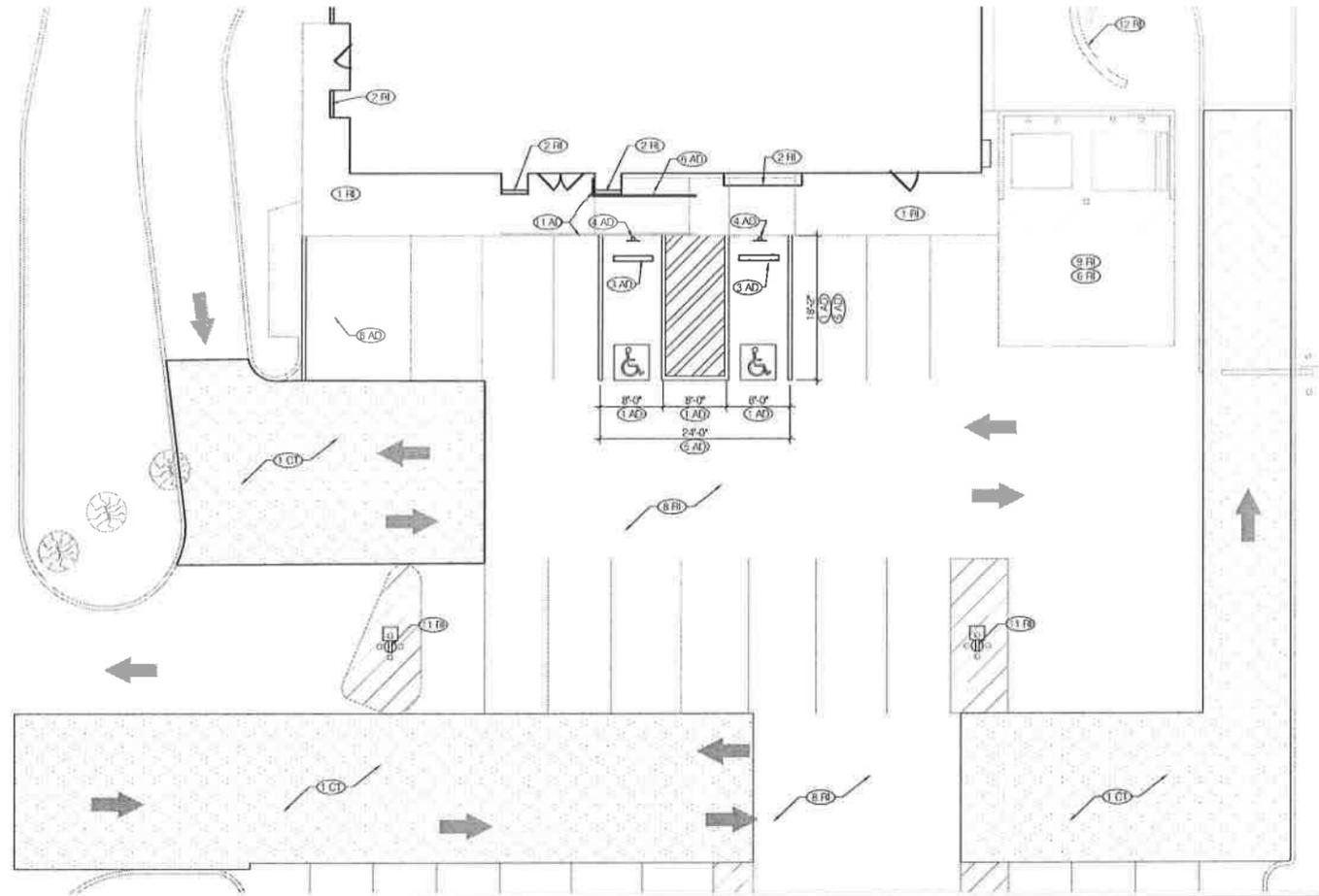
Proposed



PROPOSED





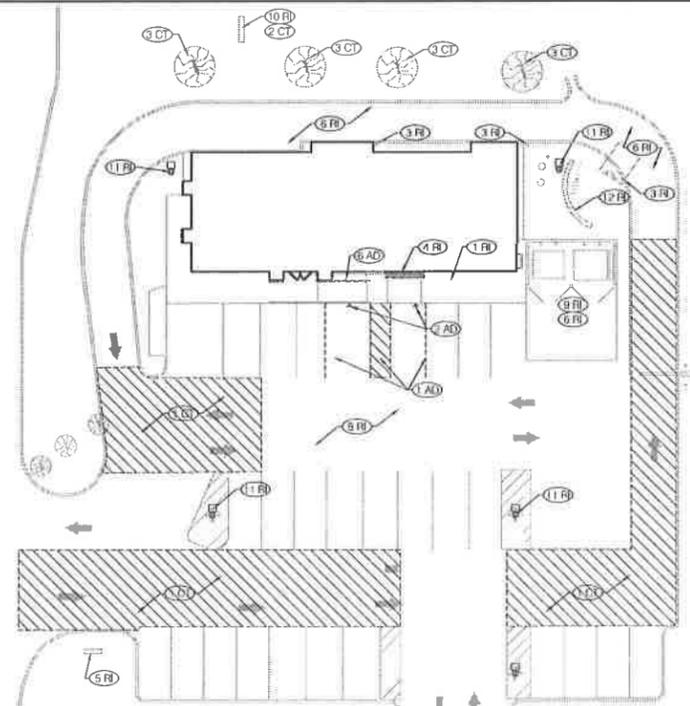


LEGEND

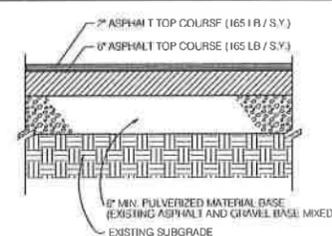
	AREA OF DEMOLITION
	NEW CONCRETE SIDEWALK/PAVEMENT
	NEW SOD
	NEW ROCK MULCH



ENLARGED SITE PLAN 1" = 10'-0" B

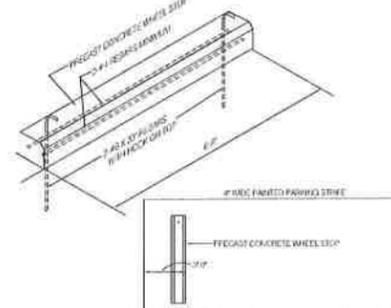


EXISTING/DEMOLITION SITE PLAN 1" = 20'-0" A



ASPHALT NOTES:
 1. CONTRACTOR TO PULVERIZE ALL EXISTING ASPHALT PAVEMENT TO FULL BASE DEPTH (ASPHALT AND GRAVEL). NECESSARY PULVERIZED MATERIAL SHALL REMAIN ON-SITE AND COMPACTED AS BASE FOR MATERIAL FOR NEW PAVING. CONTRACTOR TO HAUL EXCESS MATERIAL.
 2. VERIFY 6" MIN. TOTAL COMPACTED BASE OF PULVERIZED MATERIAL.
 3. GRADES TO MEET ADA REQUIREMENTS WHERE NECESSARY. PROVIDE POSITIVE DRAINAGE AND DO NOT DISRUPT EXISTING DRAINAGE PATTERNS.

DEEP STRENGTH ASPHALT SECTION N.T.S. 12



CONCRETE WHEELSTOP N.T.S. D

CUSTOMER TOUCH POINT NOTES (CT)

- MILL AND PATCH EXISTING PARKING LOT IN AREAS SHOWN HATCHED. SEE E/C2.0.
- REMOVED READER BOARD.
- REMOVED TREES AND REPLACE WITH CITY APPROVED TREES.

SCOPE NOTES (SI)

- EXISTING SIDEWALK TO REMAIN.
- NEW PLASTER CONSTRUCTION. SEE A1.0.
- EXISTING BOLLARD TO REMAIN.
- REMOVE SIDEWALK IN AREA OF NEW PLASTER FOOTING. SEE A1.0 FOR EXACT LOCATION AND SIZE.
- SIGN VENDOR TO SCRAPE, PRIME AND PAINT DIRECTIONAL SIGN.
- CLEAN OIL & SODA STAINS IN DRIVE-THRU AREA DUMPS/TEN AREA, AND IN FRONT OF ENTRIES.
- NOT USED.
- SWEEP & RE-STRIPE ENTIRE LOT.
- EXISTING DUMPSTER PAINT WALLS AND GATES TO MATCH MAIN BUILDING COLOR (CAMELBACK).
- EXISTING TACO BELL POLE SIGN. SIGN VENDOR TO SCRAPE, PRIME, AND PAINT SIGN CABINET PURPLE.
- SCRAPE, PRIME AND PAINT EXISTING LIGHT POLE. "STATUS BRONZE". REPLACE ANY MISSING COVERT PLATES ON LIGHT POLES.
- PATCH, REPAIR, AND PAINT LANDSCAPE WALL CAMELBACK.

ADA NOTES (AD)

- REMOVE EXISTING ACCESS AISLE & HCP STRIPING RE-STRIPE PER CITY & ADA REQUIREMENTS, SEE DETAIL 11/ADA1.1.
- REMOVE EXISTING HCP PARKING SIGNAGE TO REMAIN.
- REMOVE AND REINSTALL WHEEL STOPS PER B/C2.0 & D/C2.0.
- RELOCATE EXISTING HCP PARKING SIGNAGE SEE 12/ADA1.1.
- ENSURE 2% SLOPE MAX. IN ALL DIRECTIONS WITHIN THE NEWLY STRIPED HCP PARKING STALLS.
- STRIPE IS REQUIRED NEXT TO CURB.
- TRIM SHRUBS NEAR HANDRAIL.
- PROVIDE STATUS BRONZE 1 1/2" O.D. HANDRAILS (BOTH SIDES). HANDRAILS TO EXTEND PAST RAMP 12" AT TOP AND BOTTOM OF RAMP. HANDRAIL SUPPORT POSTS TO BE 5'-0" O.C. MAX. SEE DETAIL 16/ADA1.1.
- ADD CONCRETE CURB TO EACH SIDE OF SIDEWALK FOR INSTALLATION OF NEW HANDRAIL. SEE E/C2.0.
- NEW HANDRAIL EXTENSIONS MUST NOT PROTRUDE INTO DOOR CLEARANCE. NEW CURBS MAY NEED TO BE WIDER TO PROVIDE PROPER DOOR CLEARANCE AS DIMENSIONED.
- PAINT EXISTING HANDRAILS STATUS BRONZE.

KEY NOTES C

FREDERICK J. GOGLIA
 ARCHITECT, NCARB, PDI
 1950 CRAIG ROAD, SUITE 300
 FT. LAUDERDALE, FL 33309
 TEL: (954) 415-2400 FAX: (954) 415-2300
 www.fjg.com

CONTRACT DATE:	08.30.14
BUILDING TYPE:	K50-NH-LM
PLAN VERSION:	OC113
ARC NUMBER:	140890
STORE NUMBER:	2294

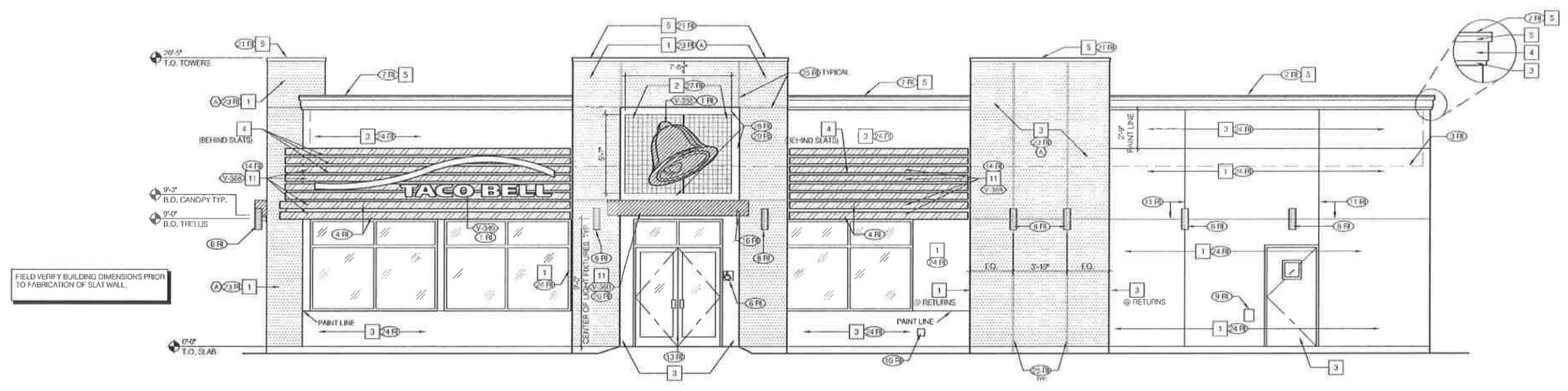
TACO BELL
 807 NASHVILLE PIKE
 GALLATIN, TN 37066



**SITE PLAN
 ADA UPDATES**

C2.0

PLOT DATE:



RIGHT SIDE ELEVATION 1/4"=1'-0" **A**

NOT USED N.T.S.	I
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NOT USED N.T.S.	G
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NOT USED N.T.S.	E
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QTY	ITEM DESCRIPTION	ELEC
V-352 1	TACO BELL 'BELL' SIGN 4'-10 1/2"W x 4'-8 1/4"H	X
V-358 2	TACO BELL 'BELL' SIGN 4'-10 1/2"W x 4'-8 1/4"H WITH WHITE BACK AND 2" STAND-OFFS	X
V-349 2	TACO BELL LETTERS 12" HIGH, WHITE, FLAT FACED	X

SIGN SCHEDULE		N.T.S.	D
V-350 1	TACO BELL DRIVE THRU CANOPY 9'-0" WIDE X 6' HIGH X 3'-6" DEEP	X	
V-359 1	TACO BELL NEW IMAGE ENTRY EYEBROW 1'-1" X 10'-0" WIDE	X	
V-360 1	TACO BELL NEW IMAGE ENTRY EYEBROW 1'-1" X 9'-0" WIDE	X	
V-368 1	SLAT WALL SYSTEM (SEE PLANS AND ELEVATIONS)	X	

APPURTENANCES SCHEDULE		N.T.S.	D1

E.I.F.S. THICKNESS		N.T.S.	B
E.I.F.S. SHALL MEET THE PERFORMANCE CHARACTERISTICS REQUIRED IN ASTM E 2668			
E.I.F.S. WITH DRAINAGE SHALL HAVE 90 PERCENT DRAINAGE EFFICIENCY WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM E 2273			
E.I.F.S. SHALL COMPLY WITH SECTION 1403 OF THE IBC			
WATER RESISTIVE BARRIER SHALL COMPLY WITH SECTION 1404.2 OF THE IBC AND ASTM E 2570			
INSTALLATION SHALL COMPLY WITH E.I.F.S. MANUFACTURERS INSTRUCTIONS AND THE PROVISIONS OF SECTIONS 1704.1 AND 1704.14 OF THE IBC.			
USE DETAIL 9/A.1 WHEN MOUNTING SIGNAGE, AWNING, ETC. THROUGH E.I.F.S. FINISH AT WALLS.			

E.I.F.S. NOTES		N.T.S.	B1
E.I.F.S. THICKNESS - 1" THICK STUCCO/E.I.F.S. W/ HIGH IMPACT MESH TO HEIGHT OF 6'-7" A.F.F.			
ALL NEW STUCCO/E.I.F.S. TO HAVE A LIGHT SAND FINISH UNLESS IT MUST BLEND WITH AN EXISTING CONTRASTING FINISH.			

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	COLOR
1	MAIN WALL COLOR	STO LOTUSAN	CAMELBACK		NA08-0011
2	ALUMINUM PANEL	STOUT SIGNS	SILVER PANEL - EMBOSSED ALUMINUM FOAM PANEL 1" THICK PANEL LINE - VIGL-1 C - BY STOUT SIGN COMPANY - 57" X 69" PANELS - 6" EDGE TRIM	PURPLE MFR: STOUT SIGNS CONTACT: JIM GUNDERSON (314) 385-4800	
3	ACCENT WALL COLOR	STO LOTUSAN	ROCKWOOD CLAY		NA09-0010
4	ACCENT COLOR	STO LOTUSAN	CLEMETAS		
5	CONTINUOUS PARAPET CAP	STO LOTUSAN	IRON ORE		
11	HANDRAILS & TRANSFORMER HOUSINGS (WHERE OCCUR) AND SLAT WALL SYSTEM	SHERWIN WILLIAMS	STATUS BRONZE SW7034		

MISCELLANEOUS

A. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
 B. PROVIDE BLOCKING FOR SIGNAGE, TRELLIS AND CANOPY.
 C. DURO-LAST TERMINATION BAR SHALL BE DARK BRONZE.

SEALERS (REFER TO SPECS):
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.

■ DENOTES ITEMS SUPPLIED AND INSTALLED BY SIGN VENDOR
 □ DENOTES EXTERIOR FINISH

○ DENOTES SIGN/AWNING/CANOPY ITEMS - VENDOR SUPPLIED AND INSTALLED. SEE THE SCOPE OF WORK SHEETS.

2. OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY

GENERAL NOTES **F**

- SCOPE NOTES (R)**
- NEW BUILDING SIGN. SEE SCOPE OF WORK.
 - NEW DRIVE-THRU OPEN SIGN.
 - INDICATES ROOF BEYOND
 - ARCHITECTURAL ALUMINUM VALANCE BY VENDOR.
 - EXISTING GAS AND ELECTRICAL METERS, INCLUDING EQUIPMENT ENCLOSURES - PAINT CAMELBACK
 - PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F.
 - EXISTING GALV. METAL CAP FLASHING - PRIME & PAINT
 - NEW LIGHT SCONCE. SEE SHEET E4.0.
 - EXISTING CO2 TANK
 - EXISTING HOSE BIBBY/FILL
 - EXISTING EXPANSION JOINT TO REMAIN, TYP.
 - EXISTING DRIVE THRU WINDOW.
 - EXISTING ENTRY.
 - FABRICATED ALUMINUM SLATS BY VENDOR WITH LED LIGHTING
 - EXISTING PIPE BOLLARD
 - EMERGENCY EGRESS LIGHT FIXTURE SEE A1.0.
 - EXISTING GALV. METAL SCUPPER AND DOWNSPOUT PRIME AND PAINT

- SCOPE NOTES (CONT.) (R)**
- EXISTING OVERFLOW SCUPPER
 - EXISTING VENT, PROTECT FROM DAMAGE
 - NOT USED.
 - METAL COPING
 - NEW TOWER CANOPY, VERIFY SUPPORT AND BACKING REQUIREMENTS, SEE SCOPE OF WORK AND A/A.S.1.
 - NEW TOWER CONSTRUCTION. SEE SHEET A5.0. MATCH EXISTING FINISH ON DRIVE THRU TOWER.
 - PATCH AND REPAIR EXISTING STUCCO / E.I.F.S. AS NEEDED.
 - 1" X GROOVE AT TOWER
 - PYFBRROW BY SIGN VENDOR.
 - CONTINUE E.I.F.S. BEHIND ALUMINUM PANEL
 - 1X6 TRIM ANGLE
 - MAX RECESS DIMENSION: 80" L X 145" W. (69" X 57" PANELS WITH 1" TRIM FRAME - 1/2" OVERLAP)
 - SKIM COAT TOWER WITH SAND FINISH TO MATCH EXISTING.
 - NEW ADDRESS NUMBERS.
 - NEW FINISH ON DRIVE THRU TOWER FROM REVEAL TO TOP (MATCH EXIST)
 - DARK GREY WINDOW TINT TO BE APPLIED TO INSIDE FACE OF GLASS AT PRE PAY WINDOW AND LOOK BACK WINDOW. FILM TO HAVE 30% MAXIMUM LIGHT TRANSMITTANCE.
 - NEW WALL PACK SECURITY LIGHT FIXTURE.

KEY NOTES **C**

FREDERICK J. GOGLIA
 ARCHITECT, NCARB, RCI
 1950 CRAIG ROAD, SUITE 300
 ST. LOUIS, MO 63146
 PH: (314) 415-2400 FAX: (314) 415-2300
 www.frcj.com

CONTRACT DATE: 09.30.14
 BUILDING TYPE: K/U-NHJM
 PLAN VERSION: NOV14
 ARCV NUMBER: 140890
 STORE NUMBER: 2294



EXTERIOR ELEVATIONS
A4.0

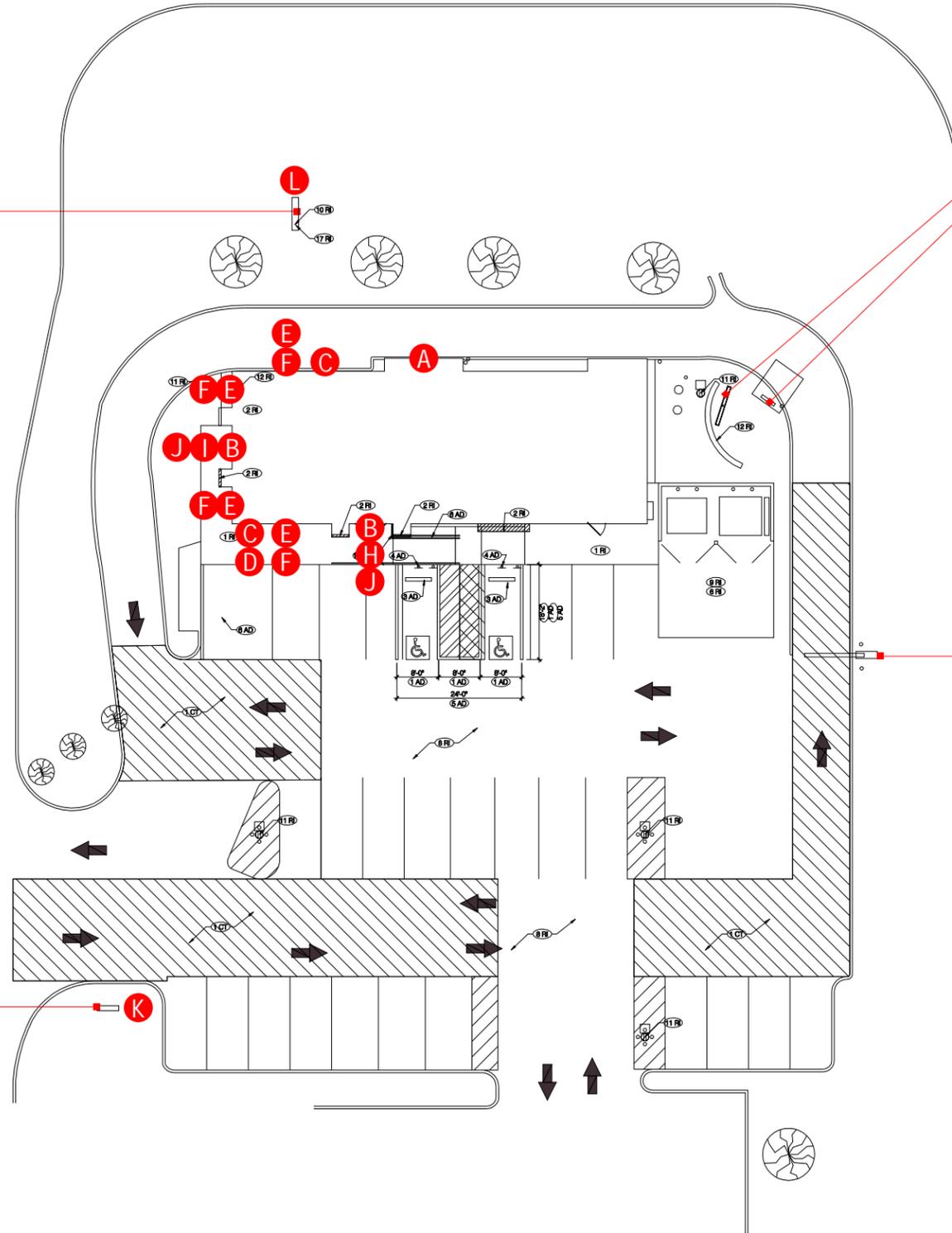
PLOT DATE:



EXISTING PYLON SIGN TO REMAIN AS IS. RE-PAINT CABINET & POLE TB VIOLET.



EXISTING DIRECTIONAL SIGN TO REMAIN AS IS. RE-PAINT CABINET & POLE TB VIOLET.



EXISTING DRIVE THRU CANOPY & MENU BOARD TO REMAIN AS IS.



EXISTING CLEARANCE BAR TO REMAIN AS IS.

PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS ONLY		
A	21.7	1 SWINGING BELL (LED)
B	21.7	2 SWINGING BELLS (LED/HALO)
C	12.1	2 LETTER SETS
EXTERIOR BUILDING PRODUCT ONLY		
D	N/A	1 17' ARCHITECTURAL ACCENT (REVERSE)
E	N/A	5 SLAT WALLS
F	N/A	5 VALANCE SETS
G	N/A	1 DRIVE THRU CANOPY
H	N/A	1 EYEBROW CANOPY
I	N/A	1 EYEBROW CANOPY (WITH COPY)
J	N/A	2 SHIMMER PANELS
RE-PAINT EXISTING TB VIOLET		
K	N/A	1 DF DIRECTIONAL SIGN CAN & STEEL
L	N/A	1 DF PYLON SIGN CAN & STEEL

NOTE: EXISTING PYLON & DIRECTIONAL SIGN CABINETS, STEEL & POLES TO BE RE-PAINTED TB VIOLET. CUMMINGS WILL SUPPLY PAINT.



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CUSTOMER APPROVAL:

DATE: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



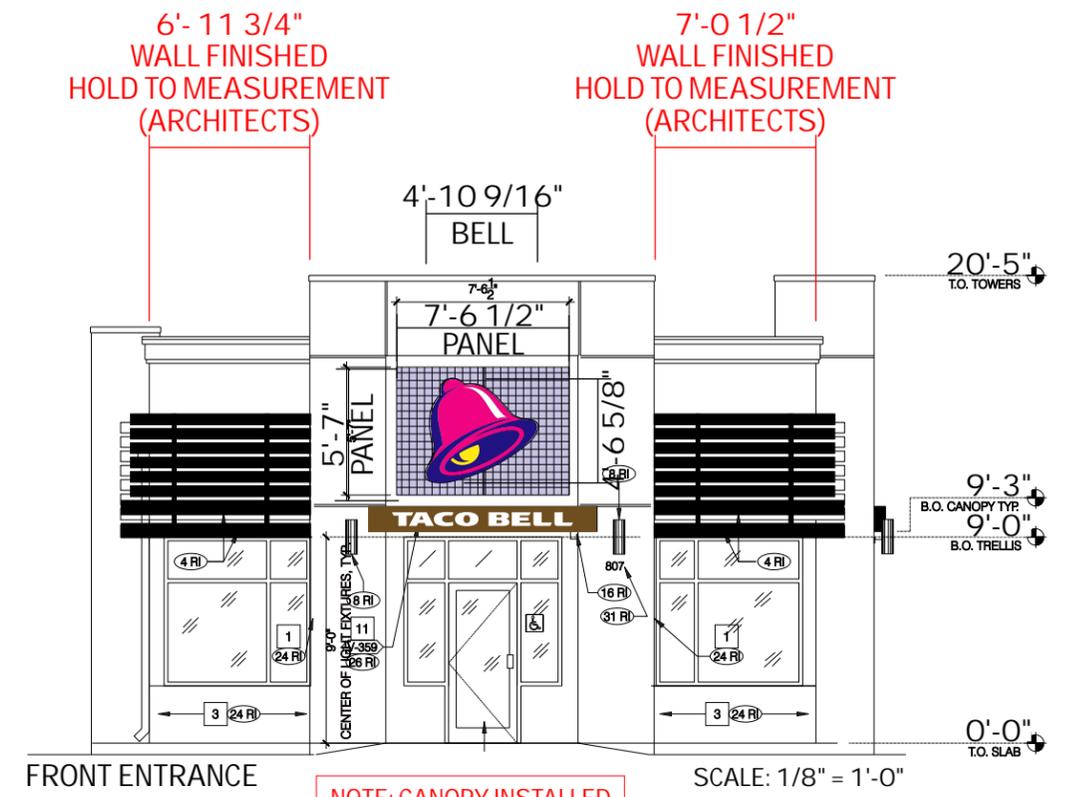
807 N. NASHVILLE PIKE.,
GALLATIN, TN 37066

DRAWING NO:
79037.00

ARTIST: T. Pickel DATE: 2-24-15
SHEET: 1 OF 12

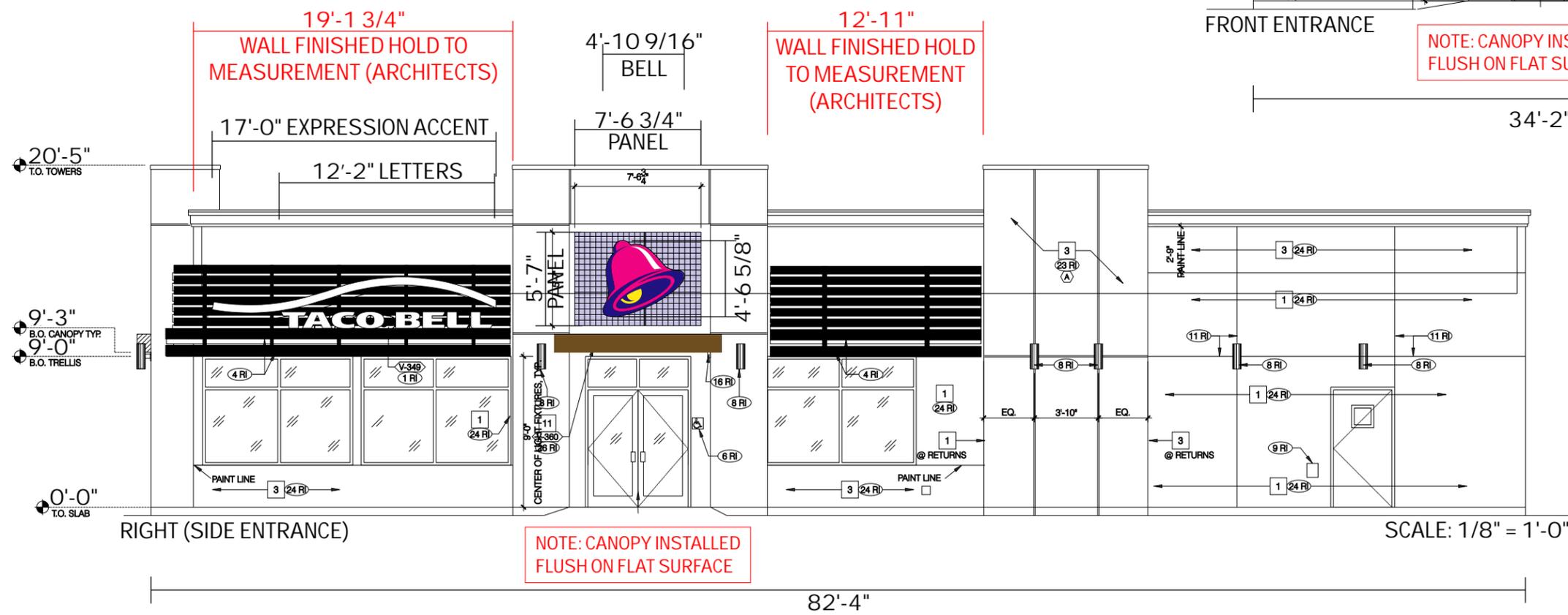


EXISTING ELEVATION



FRONT ENTRANCE SCALE: 1/8" = 1'-0"

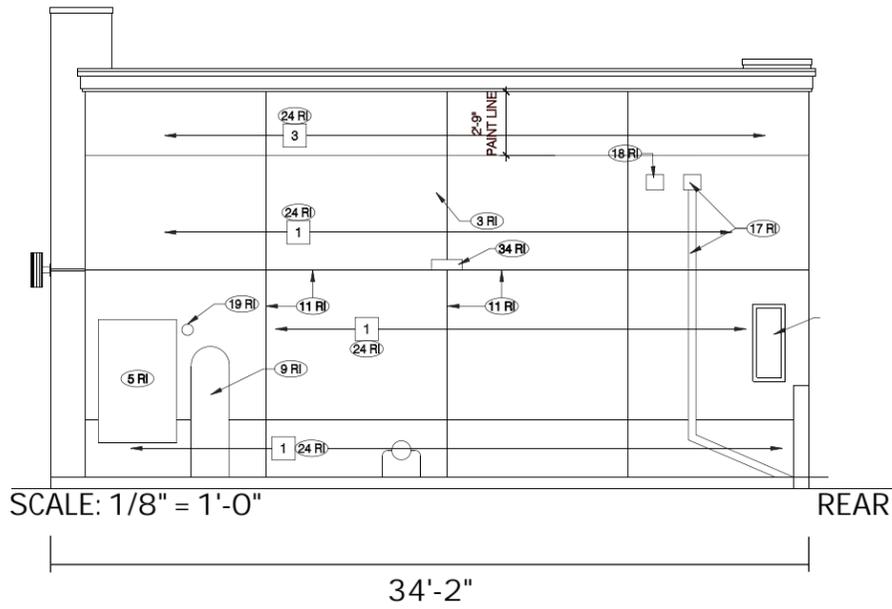
NOTE: CANOPY INSTALLED FLUSH ON FLAT SURFACE



RIGHT (SIDE ENTRANCE)

NOTE: CANOPY INSTALLED FLUSH ON FLAT SURFACE

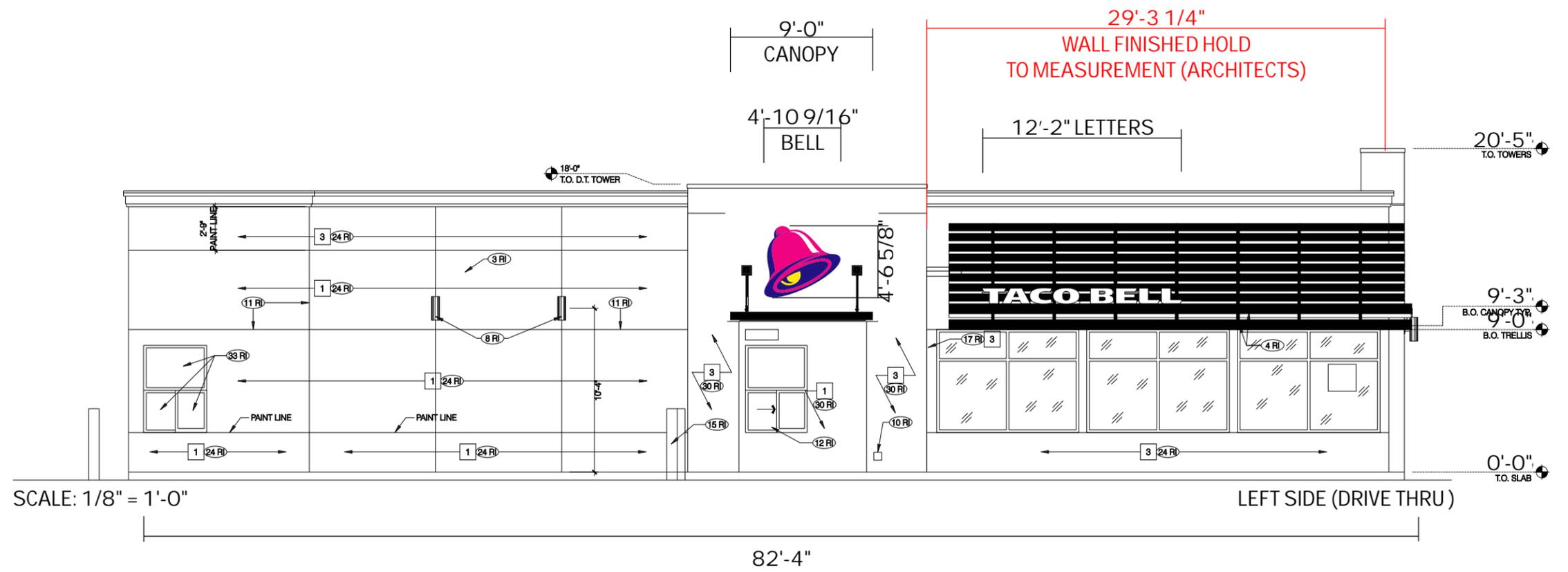
82'-4"



EXISTING REAR ELEVATION



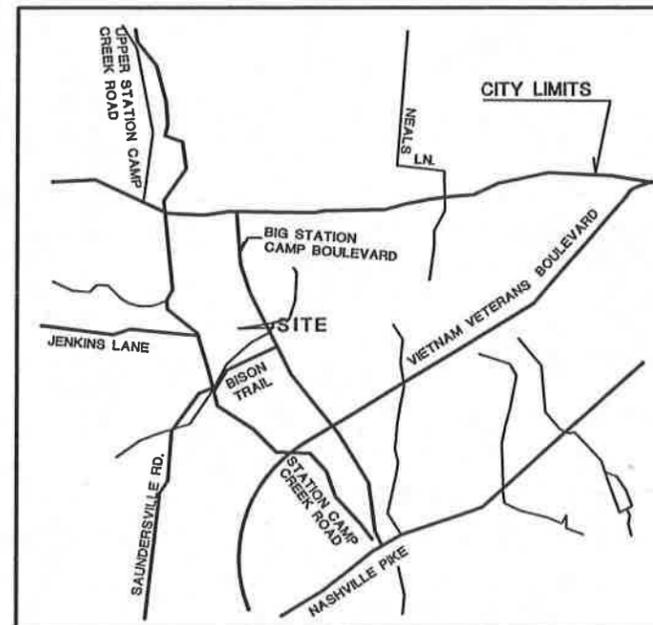
EXISTING DRIVE THRU ELEVATION



**WELCH COLLEGE - HIDDEN CREEK
PHASE I - FINAL MASTER DEVELOPMENT PLAN
BISON TRAIL - BIG STATION CAMP BOULEVARD - FOURTH CIVIL DISTRICT**



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS



VICINITY MAP
NTS

OWNER DEVELOPER:
WELCH COLLEGE
3606 WEST END AVENUE
NASHVILLE, TN 37205

CAMPUS DEVELOPER:
FOCUS DESIGN BUILDERS
3129 HERITAGE TRADE DRIVE, SUITE 104
WAKE FOREST, NC 27587
PHONE: 919-453-0200

CAMPUS LAND PLANNER/CIVIL ENGINEER:
CIVIL DESIGN CONSULTANTS, LLC
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
PHONE: 615-638-8207

CAMPUS ARCHITECT:
DESIGN DEVELOPMENT ASSOCIATES
800 SALEM WOODS DRIVE
RALEIGH, NC 27615
PHONE: 919-848-4474

CAMPUS TRANSPORTATION ENGINEER:
RPM TRANSPORTATION CONSULTANTS, LLC
1101 17th AVE. SOUTH
NASHVILLE, TN 37212
PHONE: 615-370-8410

CAMPUS ARCHITECT:
HEIBERT AND ASSOCIATES, LLC
1894 GENERAL GEORGE PATTON DRIVE
FRANKLIN, TN 37055
PHONE: 615-376-2421

INFORMATIONAL NOTE:

REFERENCE FOR AREAS OF PHASE III ARE GIVEN TO THE PREVIOUSLY APPROVED PMPDP OF RECORD AT THE CITY OF GALLATIN.

STORMWATER FACILITIES NOTE:

APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF APPROPRIATE STORMWATER FACILITIES TO ADDRESS WATER QUANTITY AND QUALITY AS REQUIRED BY THE STORMWATER ORDINANCE AT THE TIME OF APPROVAL OF THE FMDP.

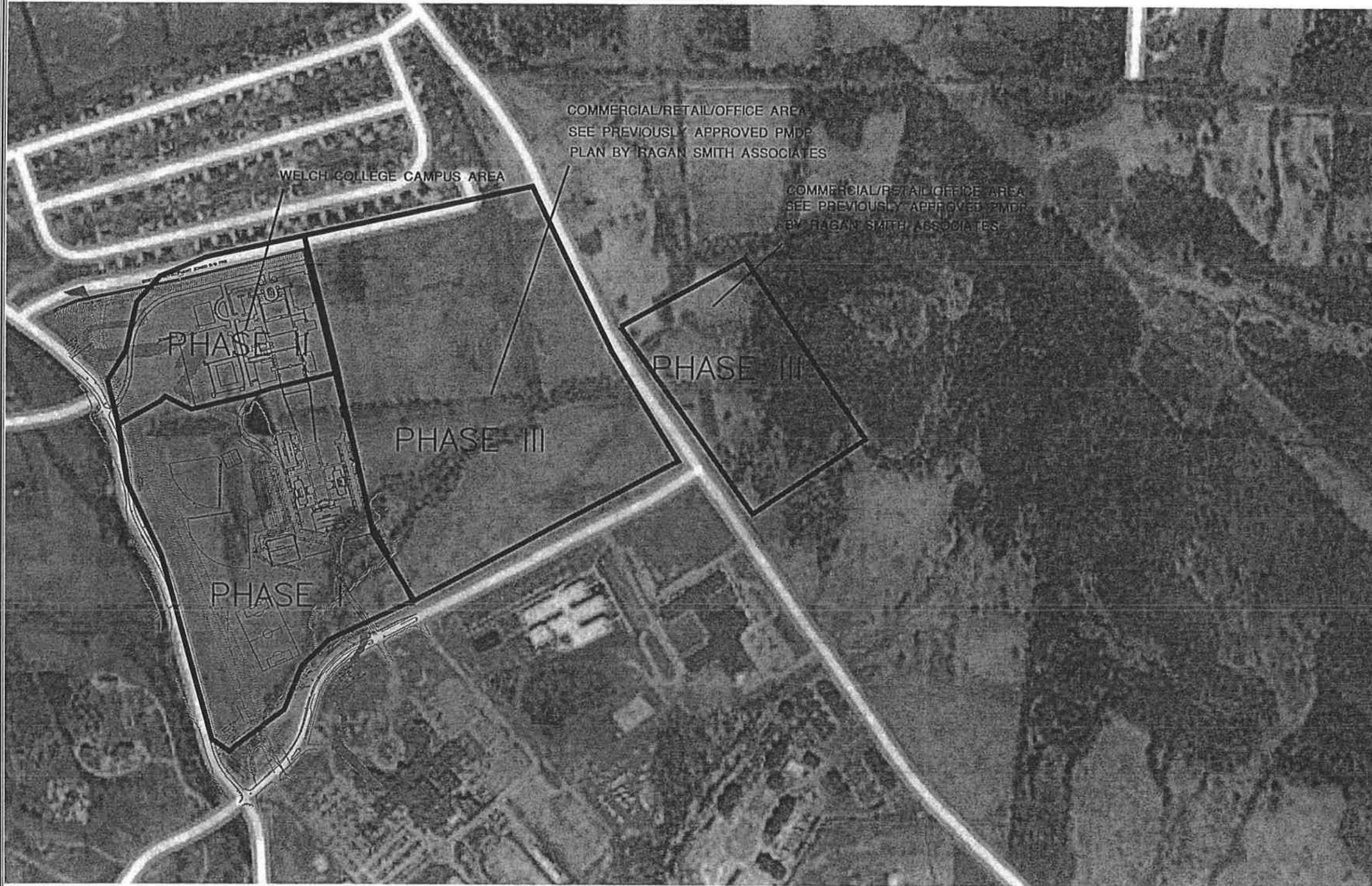
TRAFFIC STUDY NOTE:

APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF AN APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF THE GALLATIN ZONING ORDINANCE.



WELCH COLLEGE - HIDDEN CREEK
BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
CITY OF GALLATIN - SUMNER COUNTY TENNESSEE
PHASE I FINAL MASTER DEVELOPMENT PLAN
COVER SHEET

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	FEBRUARY 9, 2015
JOB NO.	WK. ORDER
13-011	- 01
SHEET NO.	



SITE DATA:

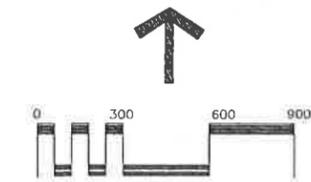
1. THIS PROPERTY IS SHOWN ON SUMNER COUNTY TAX MAP 124 AS PARCELS 46,46.01, 46.02, 46.03, 46.04 AND MAP 137 AS PARCEL 6
2. OVERALL SITE AREA 202.09 ± ACRES (15,916,388 S.F.±)
3. EXISTING ZONING IS R-6
4. EXISTING LAND USE OF THIS SITE IS AGRICULTURE AND WOODLANDS
5. PROPOSED LAND USE OF THIS SITE IS AN UPSCALE DEVELOPMENT CONSISTING OF COMMUNITY EDUCATION USE WITH RETAIL, RESIDENTIAL, AND OFFICE USE ON PROPERTY ADJACENT TO THE CAMPUS SHOWN IN THE PREVIOUSLY APPROVED PMDP.
6. ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY THE WHITE HOUSE UTILITY DISTRICT.
7. STORMWATER WILL BE CHANNLED THROUGHOUT THE SITE BY A STORMWATER SYSTEM.
8. PUBLIC ROADS SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF GALLATIN SUBDIVISION REGULATIONS.
9. OUTPCELS MAY ONLY BE ACCESSED THROUGH THE AREA INDICATED BY ARROWS ON THIS PMDP PLAN. NO DIRECT ACCESS TO BE BIG STATION CAMP BOULEVARD SHALL BE PERMITTED.
10. ANY CONSTRUCTION IN THE FLOODWAY OR FLOODPLAIN WILL REQUIRE AN ELEVATION CERTIFICATE AND DEVELOPMENT PERMIT. ANY FLOODWAY CONSTRUCTION SHALL ALSO REQUIRE A NO RISE CERTIFICATION. FINISH FLOOR ELEVATIONS WILL ALSO BE REQUIRED AT THE FINAL MASTER DEVELOPMENT PLAN STAGE.
11. REFER TO THE TRAFFIC IMPROVEMENT STUDY PREPARED BY RPM ASSOCIATES AND DATED OCTOBER 24, 2013 FOR ROADWAY AND INTERSECTION IMPROVEMENTS.
12. SEE DETENTION STUDY FOR STORMWATER DETENTION AND WATER QUALITY CALCULATIONS.
13. IMPROVEMENTS TO REGIONAL DETENTION MAY BE REQUIRED FOR SITE PLANS.



CIVIL DESIGN CONSULTANTS, LLC
 CIVIL ENGINEER - LAND PLANNERS
 1000 1/2 WEST MAIN STREET, SUITE 100
 GALLATIN, TENNESSEE 37046
 PHONE: 615-731-1144 FAX: 615-731-1145



WELCH COLLEGE - HIDDEN CREEK
 BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
 CITY OF GALLATIN - SUMNER COUNTY TENNESSEE
 PHASE I WELCH COLLEGE FINAL MASTER DEVELOPMENT PLAN
 OVERALL MASTER DEVELOPMENT PLAN



PHASE I CAMPUS S.F.:
 UP TO APPROXIMATELY 120,000 S.F. OF BUILDINGS MAY BE BUILT IN PHASE I OF THE COLLEGE CAMPUS AREAS.

FEMA NOTE:
 BY SCALED LOCATION PORTIONS OF THIS PROPERTY LIE WITHIN ZONES "AE" AND "X" AS DESIGNATED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47165C0406G DATED APRIL 17, 2012. WHICH MAKES UP A PART OF THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD" AS "BASE FLOOD ELEVATION DETERMINED" NOTED MAP ALSO DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN."

BUILDING TYPE NOTE:
 SEE PREVIOUSLY APPROVED PMDP FOR INFORMATION RELATIVE TO DEVELOPMENT TYPE AND APPROPRIATE LANDSCAPE AND SITE DATA FOR PHASE III AREAS.

STATEMENT OF FINANCIAL RESPONSIBILITY:
 WELCH COLLEGE SHALL BE RESPONSIBLE FOR THE FUNDING OF PRIVATE SITE IMPROVEMENTS AS SHOWN WITHIN THE DEVELOPMENT FOR THE COLLEGE CAMPUS. THE FINANCIAL RESPONSIBILITY FOR PRIVATE SITE DEVELOPMENT OF THE ADJACENT PROPERTY SHALL REST WITH THE OWNER OF SAID PROPERTY.

FLOODWAY DEVELOPMENT NOTE:
 ANY WORK WITHIN THE FLOODWAY WILL REQUIRE AN ELEVATION CERTIFICATE, DEVELOPMENT PERMIT, AND A NO RISE CERTIFICATION.

WETLANDS NOTE:
 WETLANDS AREAS IDENTIFIED HAVE THE POTENTIAL OF BEING JURISDICTIONAL WETLANDS OF THE STATE. PROPER EVALUATION, PERMITTING, AND MITIGATION PROCEDURES SHALL BE FOLLOWED. NO DISTURBANCE SHALL OCCUR PRIOR TO EVALUATION AND PERMITTING OF SUBJECT AREAS

ARCHITECTURE NOTE:
 MATERIALS IN FUTURE PHASES INDICATED ON THIS PLAN SHALL BE OF GENERALLY LIKE MATERIALS AND ARCHITECTURAL STYLE TO ALLOW FOR A CONGRUENT APPEARANCE WITHIN THE OVERALL DEVELOPMENT.

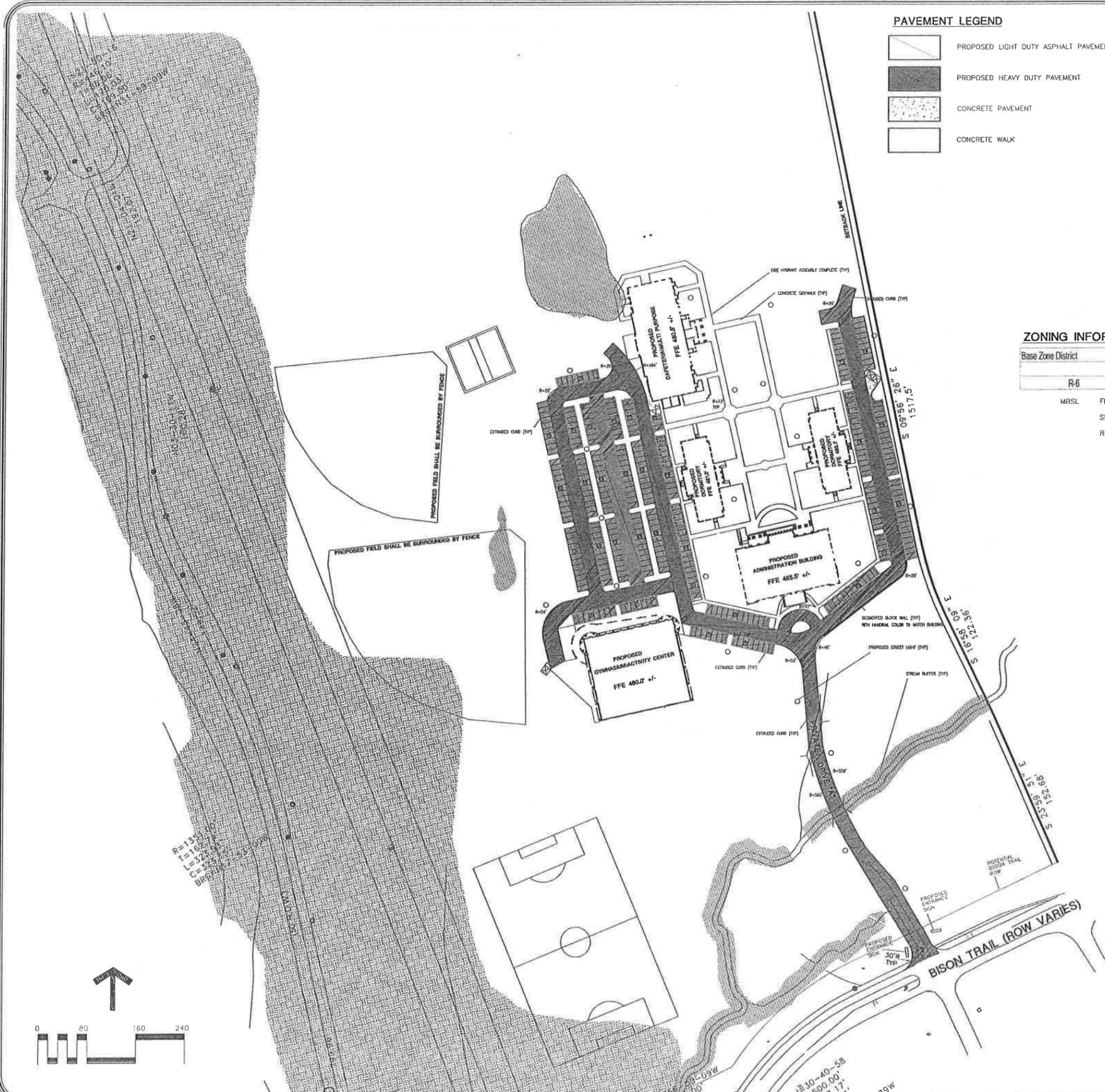
JENKINS LANE EXTENSION NOTE:
 PER THE REQUIREMENTS OF THE CITY OF GALLATIN PLANNING COMMISSION THE FOLLOWING NOTE IS ADDED: PRIOR TO ISSUANCE OF BUILDING PERMITS IN PHASES TWO OR THREE JENKINS LANE SHALL BE EXTENDED.

BISON TRAIL SIDEWALK NOTE:
 A SIX FOOT SIDEWALK SHALL BE CONSTRUCTED ALONG THE CAMPUS SOUTHERN PROPERTY BOUNDARY ABUTTING BISON TRAIL AS PART OF THIS PLAN.

PHASING AND CONSTRUCTION SCHEDULE		
PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION
I	2013	2015
II	2015	2020
III	2016	2020

* PLEASE NOTE THAT PROJECTIONS MAY CHANGE BASED UPON MARKET CONDITIONS

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	FEBRUARY 9, 2015
JOB NO.	WK. ORDER
13-011	- 01
SHEET NO.	
3	



PAVEMENT LEGEND

-  PROPOSED LIGHT DUTY ASPHALT PAVEMENT
-  PROPOSED HEAVY DUTY PAVEMENT
-  CONCRETE PAVEMENT
-  CONCRETE WALK

SITE DATA:

PARKING PROVIDED:
 260 REGULAR SPACES
 16 HANDICAP SPACES (VAN ACCESSIBLE)
 276 TOTAL SPACES

ADMINISTRATION BUILDING - 30,000 S.F.
 DORMITORY S.F. - 34,705 S.F.
 CAFETERIA/MULTI PURPOSE - 14,960 S.F.
 GYMNASIUM/STUDENT ACTIVITIES CENTER - 21,535 S.F.

SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING HEIGHTS

COLLEGE USE PER SCHEDULE B OF THE ZONING ORDINANCE PARKING REQUIREMENTS SHALL BE DETERMINED BY THE ZONING ADMINISTRATOR. REQUIREMENTS SHALL BE BASED ON REQUIREMENTS FOR SIMILAR USES. LOCATION OF PROPOSED USE, EXPECTED DEMAND AND TRAFFIC GENERATED BY THE PROPOSED USE, AND APPROPRIATE TRAFFIC ENGINEERING AND PLANNING CRITERIA AND INFORMATION. DETERMINATION OF REQUIREMENTS MAY BE APPEALED TO THE ZONING BOARD OF APPEALS.

THE PARKING AREAS SHOWN IS BASED UPON THE EXISTING COLLEGE PARKING NEED AT THEIR PRESENT LOCATION ADJUSTED FOR THE FUTURE GROWTH AND CAPACITY OF THE NEW DEVELOPMENT. ADDITIONAL DETAILED INFORMATION WILL BE PROVIDED IN THE FINAL MASTER DEVELOPMENT PLAN. ADDITIONAL PARKING AREAS WILL BE SHOWN IF WARRANTED AT THAT TIME.

ALL HVAC UNITS SHALL BE SCREENED AND OR PLACED IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE REQUIREMENTS.

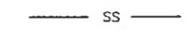
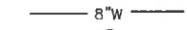
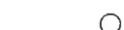
ALL PARKING ISLAND RADIUS POINTS SHALL BE 4' UNLESS OTHERWISE NOTED OR REQUIRED.

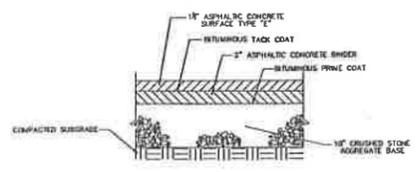
HANDICAP SPACES ARE DESIGNED TO BE FLUSH WITH CURBING THEREFORE ELIMINATING THE REQUIREMENT FOR A H/C RAMP.

ZONING INFORMATION COLLEGE:

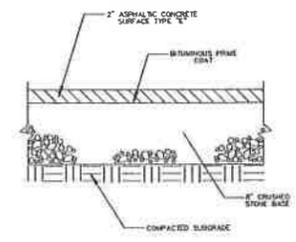
Base Zone District	Maximum Overall Density	Minimum Recreational Area	Maximum FAR	Minimum Lot Size
R-6	18	35%	50%	5,000 s.f.
MBSL	FRONT SETBACK 25'			
	SIDE SETBACK 10'			
	REAR SETBACK 25'			

UTILITY LEGEND

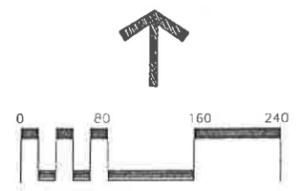
-  SS SANITARY SEWER
-  8"W WATER LINE
-  MANHOLE
-  FIRE HYDRANT ASSEMBLY COMPLETE
-  PROPOSED STREET LIGHT



HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE



LIGHT DUTY ASPHALT DETAIL
PARKING AREAS ONLY
NOT TO SCALE



WELCH COLLEGE - HIDDEN CREEK
 BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
 CITY OF GALLATIN - SUMNER COUNTY TENNESSEE
 PHASE I WELCH COLLEGE FINAL MASTER DEVELOPMENT PLAN
 PARKING/LAYOUT/PAVING PLAN WELCH COLLEGE

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	FEBRUARY 9, 2015
JOB NO.	WK. ORDER
13-011	- 01
SHEET NO.	



TO AVOID LIGHT POLE CONFLICTS:
 IN THE EVENT PROPOSED CANOPY TREES ARE IN CONFLICT (WITHIN 15') WITH PROPOSED OR EXISTING LIGHTPOLE LOCATIONS, THE LANDSCAPE CONTRACTOR SHALL STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR COORDINATION AND FIELD ADJUSTMENT.

TO AVOID OVERHEAD UTILITY CONFLICTS:
 IN THE EVENT PROPOSED CANOPY TREES ARE IN CONFLICT (WITHIN 15') WITH PROPOSED OR EXISTING OVERHEAD UTILITY LOCATIONS, THE LANDSCAPE CONTRACTOR SHALL STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR COORDINATION AND FIELD ADJUSTMENT.



PLANT SCHEDULE OVERALL LANDSCAPE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL	SIZE
	17	Trident Maple / Acer buergerianum 'Aaryn' 5' Clear Trunk, Single, Straight Central Leader, Evenly Branched, Full Symmetrical Crown. See Tree Specifications. MATCHED	0 & 0	2.5" CAL	12'-14" HT
	9	Dorchester River Birch / Betula nigra 'Dorchester' Multi Trunk, 4' Clear Trunk, Full Dense Form, Evenly Branched, Full Symmetrical Crown. See Tree Specifications. MATCHED	0 & 0		12'-14" HT
	23	European Redbud / Cercis canadensis 5' Clear Trunk, Single, Straight Central Leader, Full Upward Branching, Even Branching. See Tree Specifications.	0 & 0	2" CAL	10'-12'
	21	Nellie Stevens Holly / Ilex x 'Nellie R. Stevens' Full to Base, Full Dense Form. See Tree Specifications.	0 & 0		6' HT
	34	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk, Single, Straight Central Leader, Full Upward Branching, Even Branching. See Tree Specifications.	0 & 0	2" CAL	12'-14" HT
	22	Southern Magnolia / Magnolia grandiflora Full to Base, Full Dense Form. See Tree Specifications.	0 & 0		6' HT
	6	Mig Tlg Magnolia / Magnolia grandiflora 'Mig Tlg' Full to Base, Full Dense Form, Tightly Vertical Growth. See Tree Specifications. MATCHED	0 & 0		6'-10" HT
	22	White Pine / Pinus alba Full to Base, Full Dense Form. See Tree Specifications.	0 & 0		6' HT
	12	Flowering Cherry / Prunus x yedoensis 'Akabito' 5' Clear Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications. MATCHED	0 & 0	2" CAL	12'-14" HT
	42	White Oak / Quercus alba 5' Clear Trunk, Evenly Branched, Symmetrical Crown, Single, Straight Central Leader. See Tree Specifications.	0 & 0	2" CAL	12'-14" HT
	17	Hatfield Oak / Quercus muhlenbergii 5' Clear Trunk, Evenly Branched, Symmetrical Crown, Single, Straight Central Leader. See Tree Specifications.	0 & 0	2.5" CAL	12'-14" HT

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT.
	8	Green Beauty Boxwood / Buxus microphylla Japonica 'Green Beauty' Full, Dense Form	24" HT
	20	Wintergreen Boxwood / Buxus microphylla 'Wintergreen' Heavy, Well Branched, Well Matched	#3 CONTAINER, 16"x16"
	47	Wintergreen Boxwood / Buxus microphylla 'Wintergreen' 15"x15" Shrub. Heavy, Well Branched. MATCHED	#3 CONTAINER
	94	Grey Owl Juniper / Juniperus virginiana 'Grey Owl' Full, Dense	#13 CONTAINER
	8	Turkeye Crape Myrtle Multi Trunk / Lagerstroemia x 'Turkeye' Full, Dense Form	#13 CONTAINER
	46	Red Double Knock Out Rose / Rosa x 'Double Knock Out' Full, Dense Form	4" POT

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT.
	38	Lily Turf / Liriodendron muscari	1 QUART
	227	Color Bed / Seasonal Color Color Selections By Designer	4" POT

MISCELLANEOUS
 Shredded Hardwood Bark Mulch Minimum 4" depth throughout landscape beds

TURF
 SEED Turf Type Tall Fescue. Install disturbed areas not shown for sod

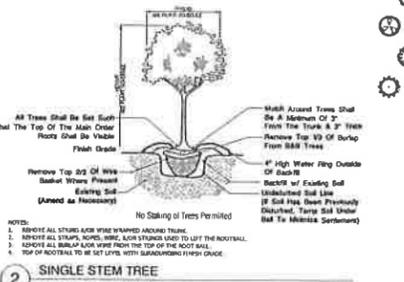
NOTES
 F.T.B. = Full To Base
 ANY CHANGES TO THE PLANT MATERIAL WITHOUT THE APPROVAL OF HEIBERT+BALL MAY BE DENIED AT THE TIME OF INSPECTION. PLEASE CONTACT H+B FOR ANY SUBSTITUTION REQUESTS.

Substitution Note:
 1. Requirements shown are as per City of Gallatin, Tennessee Zoning Ordinance. Substitutions are not allowed unless approved by Heibert and Associates.
 2. After installation, the landscape will be maintained by the owner.
 3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

DEFICIENCIES NOT ACCEPTED:
 1. Tip dieback on 5% of branches
 2. Crown thin/sparsely foliated
 3. Included bark
 4. Major Branches touching
 5. Asymmetrical branching

PLANT STANDARDS
 The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

LANDSCAPE NOTES:
 1. The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
 2. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities.
 3. Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
 4. All planting and mulch beds shall be hand weeded or sprayed with round-up (contractor's option) prior to the installation of mulch.
 5. The landscape contractor shall be responsible for the fine grading of all planting areas.
 6. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
 7. The landscape contractor shall be responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, etc.) of all planting areas and lawns per project specifications until total acceptance of the work by the owner.
 8. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall meet the Tree Characteristics outlined on this sheet.
 9. The landscape contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. The landscape contractor shall make all replacements promptly (as per direction of owner).
 10. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
 11. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
 12. All disturbed areas shall be planted with turf as indicated on the materials schedule.
 13. All deciduous trees, existing and proposed shall be pruned to provide a 4" minimum clear trunk unless otherwise noted.
 14. ATTENTION OWNER/INSTALLER:
 This landscape plan has been designed to meet the minimum requirements of the City of Gallatin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, reducing, or deleting material may cause the site to no longer conform to the requirements. This problem may arise with releasing the performance/maintenance bond for landscaping. Deviations from the approved landscape plan shall not be made without first consulting Heibert & Associates and then obtaining approval from either the planning commission or the planning department.



WALKWAY PLANT SCHEDULE - PREVIOUSLY APPROVED

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL	SIZE
	11	White Pine / Pinus strobus 4' Clear Single Trunk, Full Symmetrical Crown. See Tree Specifications.	0 & 0	1.5" CAL	12'-14" HT
	22	Washington Hawthorn / Crataegus phaenopynum Full to Base, Full Dense Form. See Tree Specifications.	0 & 0	1.5" CAL	12'-14" HT
	34	Japanese Cedar / Cryptomeria japonica Full to Base, Full Dense Form. See Tree Specifications.	0 & 0		6' HT
	17	Eastern Red Cedar / Juniperus virginiana Full to Base, Full Dense Form. See Tree Specifications.	0 & 0		6' HT
	28	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk, Single, Straight Central Leader, Full Upward Branching, Even Branching. See Tree Specifications.	0 & 0	2" CAL	12'-14" HT
	30	Southern Magnolia / Magnolia grandiflora 3" Clear Trunk, Full Rounded Head. See Tree Specifications.	0 & 0	1.5" CAL	6'-8" HT
	32	American Sycamore / Platanus occidentalis 5' Clear Trunk, Evenly Branched, Symmetrical Crown, Single, Straight Central Leader. See Tree Specifications.	0 & 0	1.5" CAL	12'-14" HT
	45	Green Giant Arborvitae / Thuja standishii 'Green Giant' Full to Base, Full Dense Form. See Tree Specifications.	0 & 0		6' HT

Heibert+Ball
 LAND DESIGN
 1894 Gen. Geo. Patton Dr.
 Suite 400
 Franklin, TN 37067
 Tel: 615-376-2421
 www.hb-land.co

CONOR L. BALL
 REGISTERED
 LANDSCAPE ARCHITECT
 LICENSE NO. 11000
 CIVIL ENGINEERS AND PLANNERS
 CIVIL ENGINEER-CORPORATE, LLC



WELCH COLLEGE - HIDDEN CREEK
 BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
 LANDSCAPE PLAN

REVISIONS

DESIGNED BY:	C. Ball
DRAWN BY:	C. Ball
APPROVED BY:	C. Ball
SCALE:	As Shown
DATE:	January 20, 2015
JOB NO.	WK. ORDER
13-011	- 01
SHEET NO.:	L1

Amended Preliminary & Revised Final Master Development Plan

ITEM 3

for Carelton

Phase 1-B (Re-Subdivision of Lot 69)

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

Revisions:

Drawing Notes:

Date: February 25, 2015

Carelton
 Phase 1-B (Re-Subdivision of Lot 69)
 Amended Preliminary & Revised Final Master Development Plan
 Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
 Gallatin, Sumner County, Tennessee

DEWEY/ESTES
 ENGINEERING

Cover Sheet

Job No. 12017

C0.0

1 of 9

8-373-15

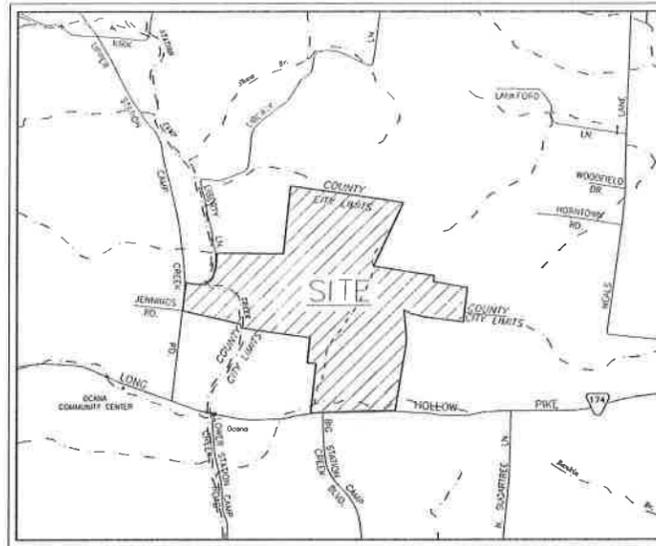


Overall Site Map
Scale 1"=600'

Phasing Schedule

Phase	A (Estates)	B (Manor)	C (Classic)	D (Prestige)	E (Signature)	F (Mainstreet Homes)	G (Villa)	H (Cottage Grove)	Total
1-A	55	15	0	0	0	0	0	0	70
1-B	10	52	0	0	0	0	0	0	62
2	0	8	0	14	36	21	26	0	97
3	0	0	0	22	30	26	0	29	107
4	0	0	21	14	23	11	0	33	102
5	0	0	19	31	29	0	0	31	110
6	0	0	21	25	0	8	30	0	84
7	0	0	0	26	0	24	0	0	50
8	0	0	0	37	0	0	0	0	37
Total	65	75	61	169	118	90	56	93	719

Note: Tracts 1-3 are Not Included in the Above Table.



Vicinity Map
NTS

Project Notes

- The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and revise the Final Master Development Plan for Carelton, a residential development currently approved for 719 Residential Dwellings, 3 Large Tracts (See Site Data for Details), and a Commercial Outparcel. This request is to re-subdivide existing Lot 69 recorded with Phase 1-B into 8 residential lots leaving the remaining portion of Lot 69 for the existing house.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
- A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, Dated April 17, 2012. All pad excavations shall be filled, if necessary, to at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.
- All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
- Wheelchair accessible curb ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
- Individual water and/or sanitary sewer service lines are required for each lot.
- Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.
- All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks.
- All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.
- The owner/developer of this property is responsible for all financial matters.
- A Site Survey for Landscaping shall be submitted prior to the issuance of any building permits.
- Trash Removal for this property shall be handled by individual roll-away city totes.
- Estimated Completion for this project is 7-10 years.
- Improvements called for in the Traffic Study previously completed for Carelton shall be completed as outlined therein.
- All Dual Road Frontage Lots Shall be Accessed from the Minor Street.
- All Street Intersections Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.
- Developers of the Carelton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Lung Hollow Pike/Carellon Drive per conditions of previous approval outlined in 6-28-2009 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrant, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata survey shall be posted prior to recording of each plat in the Carelton development. The survey amount will be based upon the amount of traffic generated by the Carelton development to warrant a traffic signal as indicated in the approved traffic impact study.
- The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd
Gallatin, TN 37066

Property Owner: Nethem Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Applicant: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Developer: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Dewey-Estes Engineering
Contact: Michael Dewey, P.E.
Address: 2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 979-9071

Flood Note:
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark:
Located at the NE Corner of Phase 1-B.
Iron Rod Found, No Cap In Fence.
NGVD 29 Elevation = 583.65'

Site Information

Tax Map 124, Parcels 7.00, 7.01 & 7.02
Total Site Area - 417.2 Acres

Zoning - R8(PRD)
Total Site Area - 417.2 Acres

Current Use: Residential (Single Family)
Proposed Use: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcel on Long Hollow Pike)
Plan Preparation Date: February 25, 2015

Site Breakdown:
Total Lots - 719 (8 Additional Lots Proposed for a Total of 727 Lots)
Phase 1-A - Final Plat Recorded - 70 Lots
Phase 1-B - Under Construction - 62 Lots (Additional 8 Lots Proposed with this FMDP for a Total of 70 Lots in Phase 1-B)
Future Development - 587 Lots
Tracts 1-3 - 12 Lots (Maximum) Not Included in Total Lots Above
Commercial Outparcel - 0.91 Acres (CG Zoning Requested)

Lot Breakdown:
100' Wide Lots - 65
85' Wide Lots - 61
80' Wide Lots - 75 (67 Currently Approved)
60' Wide Lots - 169
50' Wide Lots - 118
40' Wide Lots (Rear Loaded) - 90
36' Wide Townhomes - 36
28' Wide Townhomes (Rear Loaded) - 93

Tree Breakdown:
Tract 1 - 25.6 Acres (1 Lot Max.)
Tract 2 - 75.2 Acres (7 Lots Max.)
Tract 3 - 44.1 Acres (4 Lots Max.)
Note: Tract 1 Shall Consist of One Residential Unit. If Subdivided, Tracts 2 & 3 Shall Have a Minimum Lot Size of 10 Acres.

Open Space Area - 71.7 Acres
ROW Area - 47.0 Acres

Parking Required:
1,438 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
1,438 Garage Stalls (2-Car Garage/Unit)
120 Guest Parking Stalls
27 Clubhouse & Pool Parking Stalls
1,585 Total Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Maximum Height: 2 Stories

Sheet Schedule

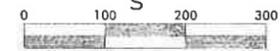
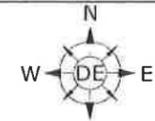
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2	C1.0	Overall Layout Plan
3	C1.1	Overall Layout Plan (Cont'd)
4	C1.2	Overall Layout Plan (Cont'd)
5	C1.3	Overall Layout Plan (Cont'd)
6	C2.0	Existing Conditions (Re-Subdivision of Lot 69)
7	C3.0	Layout Plan (Re-Subdivision of Lot 69)
8	C4.0	Grading & Utilities Plan (Re-Subdivision of Lot 69)
9	C5.0	Landscape Plan (Re-Subdivision of Lot 69)

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 2-A	July 2015-June 2016
Phase 2-B	July 2015-June 2016
Phase 2-C	March 2016-February 2017
Phase 3	July 2016-June 2017
Phase 4	July 2017-June 2018
Phase 5	July 2018-June 2019
Phase 6	July 2019-June 2020
Phase 7	July 2020-June 2021
Phase 8	July 2021-June 2022

Note: Tracts 1-3 are Not Included in Any of the Above Referenced Phases.





Scale 1" = 100'
Total Site Area = 417.2 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B.
Iron Rod Found, No Cap In Fence.
NGVD 29 Elevation = 583.65'

Revisions:

Drawing Notes:

Date: February 25, 2015

Carellton
Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

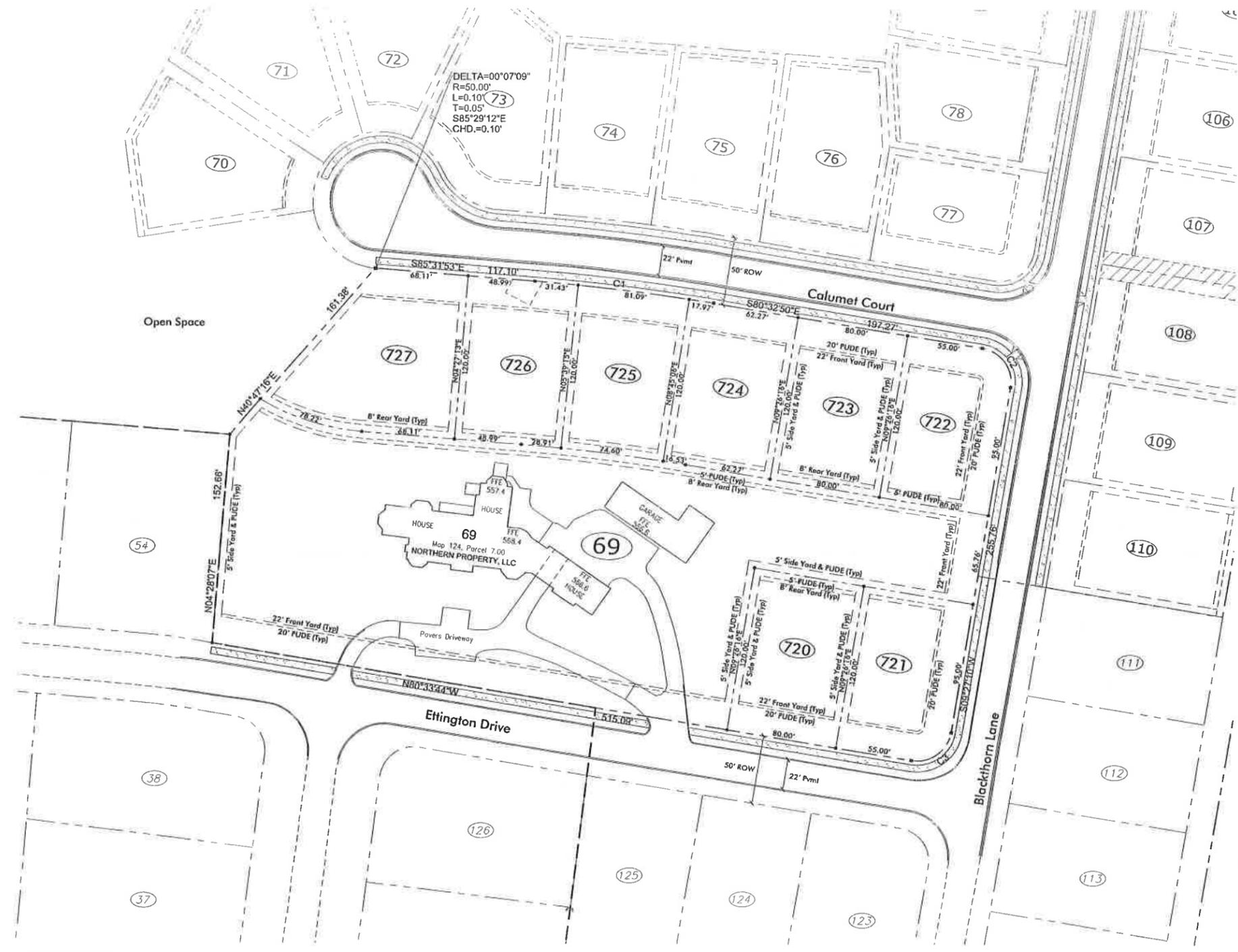


Layout Plan
(Re-Subdivision
of Lot 69)

Job No. 12017

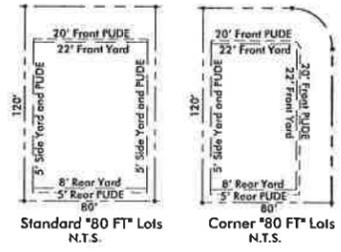
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7 of 9



LOT TABLE

LOT #	SQUARE FEET	ACRES
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720	9600.00	0.22
721	9465.87	0.22
722	9465.87	0.22
723	9600.00	0.22
724	9542.55	0.22
725	9341.68	0.21
726	9499.62	0.22
727	12932.75	0.30



CURVE TABLE

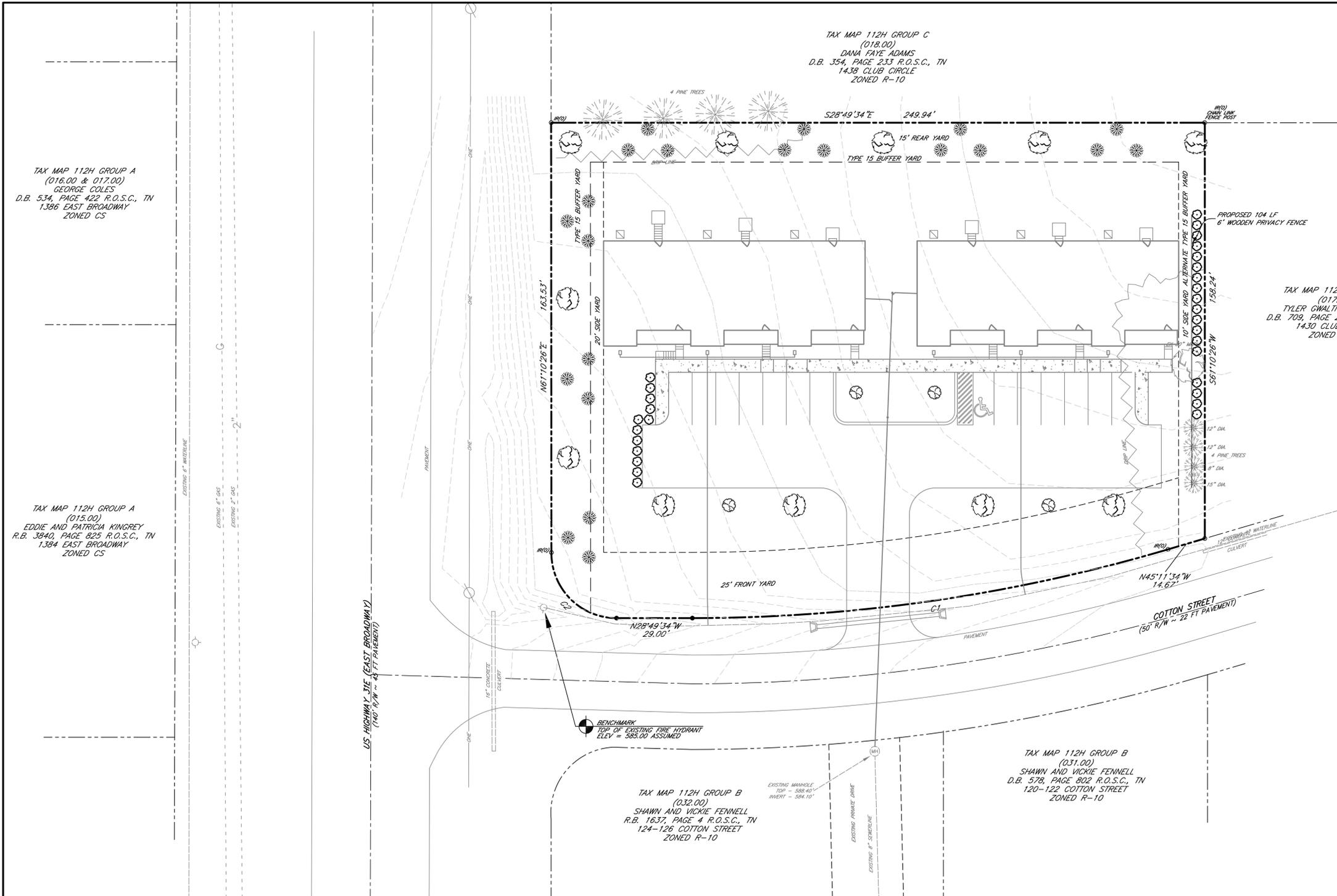
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C1	04°59'03"	1500.00	65.28	130.49	S 83°03'15" E	130.45
C2	90°00'00"	25.00	25.00	39.27	S 35°33'44" E	35.36

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 2-A	July 2015-June 2016
Phase 2-B	July 2015-June 2016
Phase 2-C	March 2016-February 2017
Phase 3	July 2016-June 2017
Phase 4	July 2017-June 2018
Phase 5	July 2018-June 2019
Phase 6	July 2019-June 2020
Phase 7	July 2020-June 2021
Phase 8	July 2021-June 2022

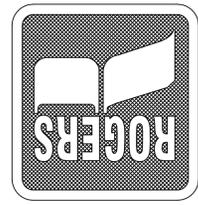


Q-373-15

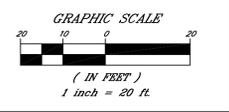
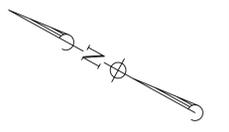


LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- ⊕ BENCHMARK
- BOUNDARY LINE
- - - - - BUFFER
- - - - - SETBACK / YARD
- PLIDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- - - - - STORM SEWER
- - - - - GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- ⊕ UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- ⊕ TELEPHONE MANHOLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ CABLE PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ BLOW OFF VALVE
- ⊕ AIR RELEASE ASSEMBLY
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ A/C PAD



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LANDSCAPE DESIGN CRITERIA

- FRONT PARKING PERIMETER TREE RATIO:**
TOTAL DISTANCE: 212 LF
1 TREE / 50 LF: 4.24 TREES
TOTAL REQUIRED: 5 TREES
- INTERIOR TREE RATIO:**
TOTAL PARKING: 14 SPACES
1 TREE / 10 SPACES: 1.4 TREE
TOTAL REQUIRED: 2 TREES
- INTERIOR PLANTING AREA:**
GROSS PARKING AREA: 7,990 SF
6% OF GROSS PARKING AREA: 479 SF
PROVIDED AREA: 867 SF
- EXISTING TREE REMOVAL / REPLACEMENT:**
NO TREE REMOVAL / REPLACEMENT REQUIRED.

PLANT LIST

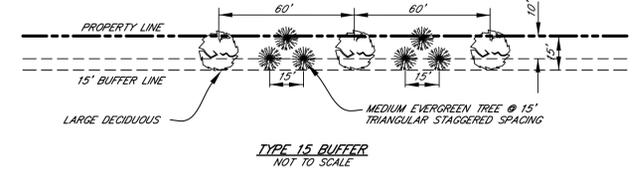
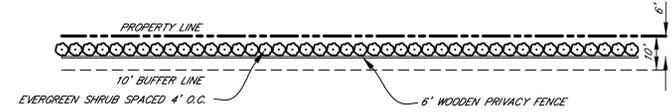
LEGEND	QUANTITY	SPECIES
	4	ORNAMENTAL FLOWERING TREE RED BUD, DOGWOOD, CHERRY
	11	LARGE DECIDUOUS MAPLE, OAK, SWEET GUM
	21	MEDIUM EVERGREEN HOLLY
	30	EVERGREEN SHRUB DWARF BURFORD HOLLY
	-	MULCH HARDWOOD BARK
	-	SEEDING KY-31 FESCUE

LANDSCAPE NOTES:

- BUFFER AND SCREENING LANDSCAPING SHOWN TO MEET THE CITY OF GALLATIN MINIMUM REQUIREMENTS. ADDITIONAL LANDSCAPING AROUND FRONT OF BUILDING CAN BE ADDED AT OWNERS DISCRETION.
- TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
- TREE, BUSHES AND SHRUBS SHOWN ARE TYPICAL AND CAN BE MODIFIED WITH THE APPROVAL OF THE PLANNING DEPARTMENT.
- LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

CURVE TABLE

CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	645.39'	92.81'	184.36'	183.73'	N 37°00'54" W	16°22'00"
C2	25.00'	25.00'	39.27'	35.36'	N 16°10'26" E	90°00'27"



SHEET NO.
C 4.0

REVISIONS

SHEET 4 OF 5

PROJECT # 15-010

DATE 25 FEBRUARY 2015

ITEM 4

A New Multi-Family Residential Project For: Triplex At Cotton Street



Cotton St. - Lot No.:
Gallatin, TN 37066
Sumner County



Drawing Index:

Sheet	Title
A 0.0	Cover Sheet
A 0.1	General Specifications
A 1.0	Foundation
A 1.1	Floor Plan
A 2.0	Roof Plan
A 3.0	Exterior Elevations
A 3.1	Exterior Elevations
A 4.0	Schedules

THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN SUCH PERMITS AND APPROVALS.



Triplex At Cotton Street • Cotton St. • Gallatin, TN 37066 • Project: 1501

COVER SHEET
A 0.0

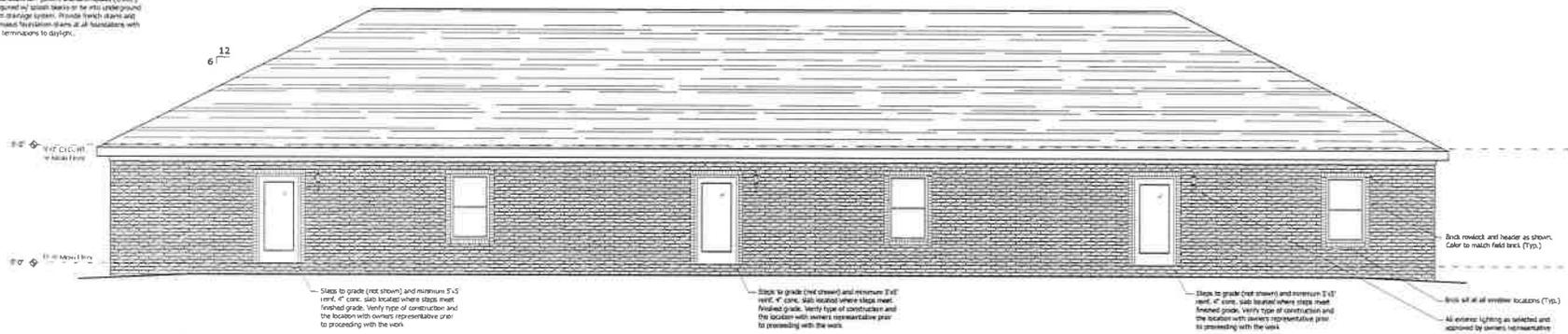
8-372-15

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A New Multi-Family Residential Project For:
Triplex At Cotton Street
Cotton St., - Lot No.:
Gallatin, TN 37066
Sumner County

- EXTERIOR ELEVATION NOTES:**
1. EXTERIOR ELEVATIONS ARE PROVIDED FOR VISUAL REFERENCE TO THE LOCATIONS AND TYPES OF FINISHED LEAD OR EXTERIOR. ELEVATIONS SHALL NOT BE SCALED OR USED FOR ACTUAL FRAMING DIMENSIONS (FORMS SHALL ALWAYS BEAD DIMENSIONED BASED TO CONSTRUCTION PLANS FOR DIMENSIONS).
 2. GUTTERS AND D.S. MAY NOT BE SHOWN ON EXTERIOR ELEVATIONS, ALTHOUGH BOTH GUTTERS & D.S. ARE TO BE PROVIDED. ALIAS, TYPE, SIZE, AND PROVIDE FLASH BLOCKS IN ALL CASES OR PIPE TO DAY LIGHT - IF AN APPROVED UNDERGROUND STORMWATER SYSTEM.
 3. FINISH STIPS TO GRADE AT ALL EXTERIOR ENDS IF NOT AT GRADE LEVEL. UN D. SEE PLANS AND ELEVATIONS FOR LOCATIONS AND TYPES OF CONSTRUCTION FOR EXTERIOR STIPS.
 4. SLOPE FINISHED GRADE AWAY FROM HOUSE WITH A POSITIVE SLOPE OF NOT LESS THAN 4 INCHES IN 10 FEET AND PROVIDE AN APPROVED FRENCH DRAIN SYSTEM AS REQUIRED. PIPE TO DAYLIGHT.
 5. WINDOW / DOOR STYLES AND HARDWARE TO BE SELECTED BY OWNER OR THEIR REPRESENTATIVE. SIZES FOR WINDOWS AND DOORS ARE SHOWN ON FLOOR PLANS. WINDOW IN WINDOW AND DOOR SCHEDULES.
 6. WHERE HORIZONTAL AND VERTICAL CONDITIONS OCCUR, PERMANENTLY AND CONTINUOUSLY INSTALL FLASHING AND GOUNTER FLASHING.
 7. WHERE "HEAD-BREAK" AND/OR "TIE-IN" HEADS/VERTICALS ARE MET, AN APPROVED EQUAL FIBER OPTIC PRODUCT MAY BE USED. COLOR AND FINISH OF FIBER OPTIC MATERIALS SHALL BE AS SELECTED AND APPROVED BY OWNER PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK.

Typical Note:
Provide aluminum gutters and downspouts (D.A.S.) as required by local codes or the state underground street storage system. Provide finish drains and waterproofing details at all penetrations with a rain termination to daylight.



4 Rear Elevation
Scale: 1/8" = 1'-0"

REVISIONS

NO.	REVISION	DATE

PROJECT INFORMATION

PROJECT NO.: 1501
DATE: Feb. 14, 2015
FULL PACKAGE
CONSTRUCTION
SHEET TITLE: EXTERIOR ELEVATIONS
A 3.1